

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



September 13, 2017

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: 5313 38th Street, NW
Lots: 6, 809 & 849, Square: 1872

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM held on August 9, 2017 with my staff. As presented during our meeting, the site currently is a Record Lot and two Assessment and Taxation (A&T) Lots, improved with a single-family, detached dwelling. The subject property is in the R-1-B Zone. The project proposes to combine the lots into a single record lot and construct a rear addition to the existing house (to east). As discussed, I confirm the project's (subdivision) compliance with respect to the zoning criteria under 11 DCMR as noted below.

Applicable Zoning Criteria Analysis

<u>Criteria</u>	<u>DCMR Reference</u>	<u>Allow./Req.</u>	<u>Provided</u>
Lot Frontage	11C DCMR 303	37.5 feet	95 feet
Lot Dim.	11D DCMR 302	5,000 sf	8,075 sf
	(area and width)	50 feet	95 feet
Rear Yard	11D DCMR 306	25 ft.	25.0 ft. min. (on east side of house)
Side Yard	11D DCMR 307	8 ft.	8 ft. min. (on north and south sides of house)

As discussed Lot 809 was created in May 4, 1923 via A&T Plat 1257, from Record Lot 5. The house on Lot 5 was constructed in 1922 and has a side yard of 5-feet from the east line of Lot 809 (per wall check dated 12/21/1922), compliant with Zoning Regulations at the time of construction.

Lot 849 was created as part of an alley closing dated April 17, 2009. Based on the history and records reviewed, I concur that these lots are able to be combined with Lot 6 to create the singular lot that is proposed to be developed by your client.

I have reviewed the attached subdivision and concur that it complies with the applicable Zoning Regulations for the R-1-B Zone. Accordingly, when the subdivision is filed for, I will approve the subdivision of these lots consistent with the above presented zoning criteria and compliance information. Further, I concur with the rear and side yard setbacks as depicted on the attached sketch and will review an addition building permit application under this criteria.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments –
Subdivision Sketch
Lot 809 and 849 History

File: Det Let re 5313 38th St NW to Landsman on 9-13-2017